

PUBLIC NOTICE AND AGENDA OF THE GROVELAND LOCAL PLANNING AGENCY
MEETING SCHEDULED TO CONVENE AT **6:30** P.M., MONDAY, APRIL 18, 2016, IN THE
PURYEAR BUILDING AT 243 SOUTH LAKE AVENUE.

CALL TO ORDER
ROLL CALL

MAYOR	TIM LOUCKS	tim.loucks@groveland-fl.gov
VICE-MAYOR	KAREN MCMICAN	karen.mcmican@groveland-fl.gov
COUNCILMEMBER	JOHN GRIFFIN	john.griffin@groveland-fl.gov
COUNCILMEMBER	DINA SWEATT	dina.sweatt@groveland-fl.gov
COUNCILMEMBER	MIKE RADZIK	mike.radzik@groveland-fl.gov
CITY ATTORNEY	ANITA GERACI-CARVER, ESQ.	
CITY MANAGER	REDMOND JONES, II	redmond.jones@groveland-fl.gov
ACTING CITY CLERK	LISA CORTESE	lisa.cortese@groveland-fl.gov
SERGEANT-AT-ARMS	CHIEF M. SMITH TENNYSON	melvin.tennyson@groveland-fl.gov

Please note: Most written communication to or from government officials regarding government business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

AGENDA

1. Approval of Meeting Minutes from March 7, 2016
2. Approve Resolution 2016-04-09: Frontside Setback Variance (Green Valley Townhomes)

Comments from the Public

Adjournment

Groveland Code of Ordinances Sec. 2-58 (f). Any person desiring to address the council shall first secure the permission of the presiding officer and shall give his name and address for the record. All remarks shall be addressed to the council as a body and not to any member thereof unless permission to do so is first granted by the presiding officer. Unless further time is granted by the presiding officer or the council, members of the public shall limit their discussion or address to no more than five minutes. No question shall be asked a councilmember or city official except through the presiding officer. **If your address is exempt from public record you are not required to state it. In addition do not give out your Social Security Number, phone number, email address of any other information you do not want others to have access to as the meetings are recorded and those recordings are considered public record.**

Pursuant to the provisions of Chap. 286, F.S., Sec. 286.0105, if a person decides to appeal any decision made by this body with respect to any matter considered at this meeting, he or she will need a record of the proceedings, and that for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record may include the testimony and evidence upon which the appeal is to be based and is advised to make such arrangements at his or her own expense.

City of Groveland
Minutes
Local Planning Agency Meeting
Monday, March 07, 2016

The Groveland Local Planning Agency held a regular meeting on Monday, March 07, 2016 in the E.L. Puryear Building located at 243 S. Lake Avenue. Mayor Tim Loucks called the meeting to order at 6:35pm with the following members present: Vice Mayor Karen McMican, Council Members Mike Radzik and Dina Sweatt. City officials present were: City Manager Redmond Jones, Acting City Clerk Lisa Cortese, and Sergeant-at-Arms Chief M. Smith Tennyson. Board Member John Griffin was absent.

AGENDA

1. Approval of Meeting Minutes 02-16-2016

Council Member Dina Sweatt moved to approve; seconded by Council Member Mike Radzik. The motion was approved with all members present voting aye.

2. Dunkin Donuts Site Plan

Council Member Mike Radzik moved to forward to Council with the recommendation of approval; seconded by Council Member Dina Sweatt. The motion was approved with all members present voting aye.

3. Ordinance 2016-01-05 Preserve at Sunrise

Council Member Dina Sweatt moved to forward to Council with the recommendation of approval; seconded by Vice Mayor Karen McMican. The motion was approved with all members present voting aye.

4. Ordinance 2016-03-07 Vacating Certain Rights of Way

Council Member Mike Radzik moved to forward to Council with the recommendation of approval; seconded by Vice Mayor Karen McMican. The motion was approved with all members present voting aye.

5. Resolution 2016-03-03 Variance to Lot Size Requirements

Council Member Mike Radzik moved to forward to Council with the recommendation of approval; seconded by Council Member Dina Sweatt. The motion was approved with all members present voting aye.

6. Preliminary Plat – Springs at Cherry Lake

Council Member Dina Sweatt moved to forward to Council with the recommendation of approval; seconded by Vice Mayor Karen McMican. The motion was approved with all members present voting aye.

ADJOURNMENT

Chairman Tim Loucks adjourned the meeting at 6:45pm.



Attest:

Tim Loucks, Mayor

Lisa Cortese, Acting City Clerk



REQUEST FOR LPA CONSIDERATION

MEETING DATE: April 18, 2016

AGENDA ITEM:	Resolution 2016-04-09 - Variance to Front Setback
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CITY GOAL:	Develop, maintain and rebuild safe, clean, diverse, healthy, neighborhoods, including partnering with the school district.
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PREPARED BY:	Ken Comia, City Planner
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DATE:	April 13, 2016
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BACKGROUND

Location: Green Valley Townhomes, Magnificent Lane

Zoning: R-3

The Green Valley Townhomes plat was approved in December 2015. The builder has submitted plans to the Building Department for permitting construction of the new townhomes on Magnificent Lane.

The builder has petitioned the City Council to allow for front setbacks to be set at 12.5 feet rather than at 25 feet, which the R-3 Zoning District requires. Consent from City Council allows them to proceed with construction

With infrastructure being installed prior to the platting, this resolution corrects the issue of the limited space due to a previously constructed road (Magnificent Lane) and prevents the applicant with cost of reengineering design and location of retention pond.

The townhomes will meet the other side and rear setbacks for these lots. The property to the south is being developed as commercial and the property to the north is a golf course. Therefore, with no residential lots being located adjacent to this project, and specifically, no residential development occurring on the south side of Magnificent Lane, staff feels the general intent of the setbacks for these lots is being met and that this will not result in any public safety concerns.

STAFF RECOMMENDATION: Motion to approve Resolution

REVIEWED BY CITY MANAGER:

COUNCIL ACTION:

MOTION BY:

"The city with a future, watch us grow!"

SECOND BY:

"The city with a future, watch us grow!"

RESOLUTION 2016-04-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, GRANTING A VARIANCE FROM SECTION 153-150(E)(1)(A) OF THE LAND USE AND DEVELOPMENT CODE OF THE CITY OF GROVELAND, FLORIDA BY REDUCING THE FRONT SETBACK FROM 25 FEET TO 12.5 FEET FOR THE REAL PROPERTY TO BE PLATTED AS GREEN VALLEY TOWNHOMES AND LOCATED ON MAGNIFICENT LANE, OWNED BY GREEN VALLEY TOWNHOMES, LLC; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Green Valley Townhomes, LLC, has petitioned for a variance from a certain provision of the City of Groveland Code of Ordinances, for property located on Magnificent Lane in the City of Groveland, Florida;

WHEREAS, such property is located north of S.R. 50 and west of Green Valley Boulevard, , and lying in section 21, Township 22 South, Range 25 East, Lake County, Florida, being more particularly described as follows:

LEGAL DESCRIPTION:

BEGIN AT THE NORTHWEST CORNER OF TRACT 28, GROVELAND FARMS, LYING IN SECTION 21, TOWNSHIP 22 SOUTH, RANGE 25, EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORD OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 89° 40' 23" EAST ALONG THE NORTH LINE OF SAID TRACT 28 FOR A DISTANCE OF 630.95 FEET TO THE WEST RIGHT-OF-WAY LINE OF GREEN VALLEY BOULEVARD; THENCE RUN SOUTH 00° 15' 27" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 211.22 FEET; THENCE RUN NORTH 89° 44' 28" WEST FOR A DISTANCE OF 1074.51 FEET; THENCE RUN SOUTH 00° 19' 37" WEST FOR A DISTANCE OF 83.78 FEET; THENCE RUN NORTH 89° 50' 17" WEST FOR A DISTANCE OF 233.34 FEET TO THE WEST LINE OF TRACT 29, SAID GROVELAND FARMS; THENCE RUN NORTH 00° 25' 52" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 295.00 FEET TO THE NORTH WEST CORNER OF SAID TRACT 29, THENCE RUN SOUTH 89° 50' 17" EAST ALONG THE NORTH LINE OF SAID TRACT 29 FOR A DISTANCE OF 676.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.6 ACRES/ 287,486.0 SQUARE FEET MORE OR LESS.

WHEREAS, applicant desires to request a variance from the City of Groveland's R-3 zoning district minimum front setback for all lots with the proposed plat of Green Valley Townhomes because Magnificent Lane was previously constructed prior to plan approval, and if made to comply with the 25' front setback, the townhomes will encroach into the drainage easement; and

WHEREAS, a reduction from the required front setback of 25' to 12.5' is the least possible which allows construction of townhomes of the size required without interfering with the rear storm water system and Magnificent Lane in the front; and

WHEREAS, this Resolution was properly advertised once in a newspaper of general circulation in Lake County, Florida, no less than 10 days prior to Council's consideration of this Resolution and property owners within 150 feet of the subject site were timely provided written notice delivered by U.S. Mail, Bulk Certificate of Mailing; and

WHEREAS, the City Council of the City of Groveland has considered the petition in accordance with the standards for granting variances contained in Section 153-61 of the Land Use and Development Code of Ordinances and there is competent substantial evidence in support of the requested variance.

NOW THEREFORE, be it resolved by the City Council of the City of Groveland, Florida, as follows:

Section 1 The petition for variance filed by Green Valley Townhomes, LLC, and located on Magnificent Lane, the City of Groveland, Florida, more particularly described as:

LEGAL DESCRIPTION:

BEGIN AT THE NORTHWEST CORNER OF TRACT 28, GROVELAND FARMS, LYING IN SECTION 21, TOWNSHIP 22 SOUTH, RANGE 25, EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORD OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 89° 40' 23" EAST ALONG THE NORTH LINE OF SAID TRACT 28 FOR A DISTANCE OF 630.95 FEET TO THE WEST RIGHT-OF-WAY LINE OF GREEN VALLEY BOULEVARD; THENCE RUN SOUTH 00° 15' 27" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 211.22 FEET; THENCE RUN NORTH 89° 44' 28" WEST FOR A DISTANCE OF 1074.51 FEET; THENCE RUN SOUTH 00° 19' 37" WEST FOR A DISTANCE OF 83.78 FEET; THENCE RUN NORTH 89° 50' 17" WEST FOR A DISTANCE OF 233.34 FEET TO THE WEST LINE OF TRACT 29, SAID GROVELAND FARMS; THENCE RUN NORTH 00° 25' 52" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 295.00 FEET TO THE NORTH WEST CORNER OF SAID TRACT 29, THENCE RUN SOUTH 89° 50' 17" EAST ALONG THE NORTH LINE OF SAID TRACT 29 FOR A DISTANCE OF 676.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.6 ACRES/ 287,486.0 SQUARE FEET MORE OR LESS.

is granted as follows:

1. The above described property for townhomes may be developed with a reduced front setback of 12.5' rather than 25'.
2. The variance to the setback requirement is granted only in connection with the above described property and for no other purpose.

Section 2 This resolution shall be effective after adoption in accordance with law.

PASSED and ADOPTED at a regular meeting of the City Council of the City of Groveland, Lake County, Florida, this _____ day of _____, 2016.

HONORABLE TIM LOUCKS, MAYOR
City of Groveland, Florida

Attest:

City Clerk/Acting City Clerk



Approved as to form and legality:

Anita Geraci-Carver, City Attorney

Council Member _____ moved the passage and adoption of the above and foregoing Resolution. Motion was seconded by Council Member _____ and upon roll call on the motion the vote was as follows:

	YEA	NAY
John Griffin		
Tim Loucks		
Karen McMican		
Mike Radzik		
Dina Sweatt		